

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, March 21, 2013, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

**RECEIVED
VERNON TOWN CLERK
13 APR -5 AM 10:51**

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:02 P.M.**
- ◆ **Regular Members Present:** Francis Kaplan, Chester Morgan, Charles Bardes, Harry Thomas Victor Riscassi and William Roch.
- ◆ **Alternate Members Present:** Ron Scussel and Richard Dias.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Shaun Gatley, Economic Development Coordinator.
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business"

- ◆ **Chester Morgan, seconded by Harry Thomas moved a Motion to adopt of the Agenda as revised to March 20, 2013. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **Connecticut Transportation Institute (CTI) Work Zone Safety for Maintenance Operations on Local Roads seminar.**
- ◆ **Connecticut Transportation Institute (CTI) Effective Communication Skills, Level I seminar.**
- ◆ **Connecticut Transportation Institute (CTI) 2013 Workshop events calendar.**

2.3 Approval of Minutes: 2/21/2013

- ◆ **Charles Bardes, seconded by Ron Victor Riscassi moved a motion to approve the February 21, 2013 Regular Meeting minutes. Motion carried unanimously.**
- ◆ **Harry Thomas, seconded by Richard Dias moved a motion to approve the March 7, 2013 Regular Meeting minutes as amended.**
 - **Correct spelling of Ron Scussel under Call to Order & Roll Call.**
- ◆ **Motion carried. Dan Anderson and Chester Morgan abstained.**

3. Continued Public Hearing

- 3.1 Application (PZ-2013-01) of Vernon Planning Department for amendments to the Zoning Regulations, Sections 12.3 to prohibit parking within lot setbacks; insert new section 12.5 to give the PZC authority to require driveway connections between adjoining properties, and insert new section 12.6 to establish provisions for shared parking.

- ◆ Leonard Tundermann, Town Planner reviewed the proposed changes to the Zoning Regulations §12.3 to allow for paving up to a property line but not allow for parking within the setback area.
- ◆ Discussion took place regarding the ability to pave to the property line and ability to enforce the proposed regulation.
- ◆ Chester Morgan, seconded by Charles Bardes moved a motion to continue the proposed amendment to §12.3 to a future meeting. Motion carried. Harry Thomas abstained.

- ◆ Leonard Tundermann, Town Planner reviewed the proposed regulations to add section 12.5 to allow for the PZC to require driveway connections between adjoining properties.
- ◆ Dan Anderson questioned the possible economic benefit (increase or decrease) for the proposed or currently developed parcel.
- ◆ Shaun Gatley, EDC spoke to possible impacts from accessibility to possible signalized intersections and additional amenities.
- ◆ Chester Morgan questioned if cross easement access could be retroactive for a developed parcel.
- ◆ Leonard Tundermann, Town Planner indicated that if a parcel came for modification and an adjoining parcel had the cross access requirement they would be required to create the connection.
- ◆ Chester Morgan, seconded by William Roch moved a motion to approve §12.5 as presented by Staff.
 - Harry Thomas requested a change to the language to replace the word “possible” with the word “feasible”. “The Planning and Zoning Commission shall institute access management wherever possible feasible as a means to manage driveways and intersections on state highways and other major streets in Vernon to reduce congestion and traffic conflicts.”
- ◆ Chester Morgan and Charles Bardes accepted the friendly amendment.
- ◆ Motion carried unanimously as amended.

- ◆ Leonard Tundermann, Town Planner reviewed the proposed regulation to add §12-6 to allow for shared parking between parcels.
- ◆ Charles Bardes questioned the need for an agreement between adjacent owners.
- ◆ Leonard Tundermann, Town Planner indicated that each owner would need to agree to a cross access agreement.
- ◆ Charles Bardes, seconded by Harry Thomas to approve §12.6-Shared Parking as proposed. Motion carried unanimously.

4. Other Business

4.1 Receipt of Applications:

4.1.1 Application (PZ-2013-04) of Economy Oil Change of Vernon, LLC for a Modification of an approved Site Plan of Development for a building addition at #315 Hartford Turnpike (Assessor's 1D: Map # 01, Block #10, Lot/Parcel #10)

- ◆ Chester Morgan, seconded by Harry Thomas to receive application PZ-2013-04. Motion carried unanimously.

- ◆ **Leonard Tundermann, Town Planner indicated that the addition to the commercial building could not be approved by Staff as a minor modification due to impact.**
- ◆ **Gerald Gallo, Tolland, CT:**
 - **Impervious coverage remains the same after development.**
 - **Proposing to add a 28'x30' addition to the westerly portion of the building.**
 - **One way traffic will continue on the site.**
 - **Proposing to reduce the existing dumpster area.**
- ◆ **Victor Riscassi questioned the possibility of parking along the westerly line.**
- ◆ **Leonard Tundermann, Town Planner indicated that the offset to the property line exceeded the required 10' side yard setback.**
- ◆ **Chester Morgan, seconded by Harry Thomas moved a motion to continue the application to the April 4, 2013 meeting. Motion carried unanimously.**

4.2 Request for appointments to the CRCOG Regional Planning Commission

- ◆ **Charles Bardes indicated that the meeting dates for CRCOG Regional Planning Commission fall on the same nights as the Vernon Planning and Zoning Commission.**
- ◆ **No appointment was made.**

4.3 Proposed change to the PZC Bylaws, Article XVII, Committees, Section 1, to change the frequency of POCD committee meetings from quarterly to semiannually and to eliminate the separate submission of findings to the PZC annually.

- ◆ **Proposed change was supplied to the committee for review and report to the PZC at the April 4, 2013 meeting.**

4.4 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment / Adoption of Agenda" at the beginning of the meeting.

5. Adjournment.

- ◆ **Harry Thomas, seconded by William Roch moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 8:33 P.M.**

James Krupinski
Recording Secretary